



RE/MAX[®]

Strata Unit for Sale

#171 - 628 East Kent Avenue South, Vancouver



JT Lee

Personal Real Estate Corporation

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RE/MAX Select Properties

5487 West Boulevard

Vancouver BC V6M 3W5



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LOCATION

This unit is located in South Vancouver just south of Marine Drive between Fraser Street and Main Street.

FEATURES (*1)

- Concrete tilt up construction
- 19' clear ceiling height
- 9' wide x 9' high grade door
- 120/208 volt, 3 phase power
- Security bars on doors and windows

ZONING

M-2 Industrial. The intent of this zoning is to permit industrial and other uses that are generally incompatible, potentially dangerous, or environmentally incompatible when situated in or near residential districts, but that are beneficial in that they provide industrial employment opportunities or serve a useful or necessary function in the city.

UNIT AREA (*1)

Main floor: 1,060 sq. ft. (approx.)
2nd floor office: 539 sq. ft. (approx.)
TOTAL AREA: 1,599 sq. ft. (approx.)

POSSESSION

Immediate

PROPERTY TAX (2025)

\$11,201.00

SALE PRICE

~~\$996,000~~ REDUCED TO \$950,000

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(*1) To be confirmed by Purchaser if deemed important & building area based off strata plans

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